

Growth Management Oversight Commission

October 28, 2004

**Public Services Building
Conference Rooms 2&3**

MINUTES

GMOC MEMBERS PRESENT:	Krogh Munoz O'Neill Spethman	Tripp Nordstrom Palma Garcia
MEMBERS EXCUSED:	Arroyo	
STAFF PRESENT:	Dan Forster, Growth Mgmt Coordinator Rabbia Phillip, Recording Secretary	
MEMBERS OF PUBLIC:	Mr. & Mrs. Watry; L. Jiminez; A. Oakes; T. Acerro; D. Wood	
DEVELOPERS:	P. Borden, J. Rilling T. Galarneau, J. Craig K. Aden J. Pieri G. Asaro R. Grunow	
CONSULTANT:	Walter Kieser	

1. CALL TO ORDER

Commissioner Krogh called the meeting to order in the absence of Chairman Nordstrom. The Secretary called the roll.

2. APPROVAL OF MINUTES

Dan informed that the minutes would not be presented as the detailed report of the City Manager's presentation was with the City Manager for review/approval prior to distribution.

Chairman Nordstrom arrived and assumed the meeting.

3. PUBLIC COMMENT

There were none at this time.

4. FIVE-YEAR FORECAST

Dan Forster presented a brief forecast prior to the developers speaking to the Commission. He stated that the forecast would be sent to the City's

departments and outside agencies to inform them of the anticipated growth and seeking their feedback on whether they can accommodate it. Dan clarified that this growth is what the City expects to happen. A hard copy was distributed to the commissioners.

5. DEVELOPER FORUM

The Chairman introduced the developers present.

Mr. T. Galarneau of McMillin Company gave a brief overview of the work being done in the Villages, in east Chula Vista, explaining the progress and status of the various projects in Otay Ranch. He answered questions raised by the commissioners.

Jim Pieri, Mountain West Real Estate addressed the commission next. He outlined the projects his company is involved with in the western part of the City. His company is investigating the housing supply in the urban core. His company had large numbers on interest and reservation lists. His opinion was that high-rise buildings are a must to accommodate the amount of units projected. He stated that other developers are interested and his company is sharing information with those. The commissioners posed questions to Mr. Pieri regarding infrastructure and services to support the proposed increased housing, given the differences between the east and west of the City. He pointed out that Chula Vista would have to change its modality to an urban core concept, which will attract the type of commercial to generate revenue.

Jon Rilling presented background of the Otay Land Company's activities in Chula Vista. The 3 parcels owned by his company are located across from the southern part of Otay Ranch. Paul Borden, President of the company also described the work being undertaken, specifically the technology park and the university project. He explained that when the company had newly bought the land, approximately five thousand acres in 1998, a lot of it was open space mitigation.

Kent Aden, Otay Ranch Co. reminisced that he had been working on Eastlake and Otay Ranch for the past 15 years and that this City should be proud of how it is developing. He described the projects in which Otay Ranch Co. is involved. He pointed that the development of Otay Ranch has been enhanced and accelerated because there are more than one developers working there. He stated that the growth rate in coming years should slow relative to the last 4 years.

Ron Grunow, Brookfield Shea Homes, San Diego builders. His company is partners in the building of Village 11.

The Chairman invited questions and / or comments from all present. He also asked the consultant, Mr. Kieser, to comment on the information presented by the Developers.

Mr. Kieser had positive comments about the development in the City and commended the Growth Management program, calling it a sound

program. He summarized by saying that the theme of his work going forward would be “building on success” and recognizing the accomplishments this group has made.

6. COMMISSION RECOMMENDATION FOR QUESTIONNAIRE QUESTIONS

Commissioner Tripp asked for the National Fire Protection Association standards and whether Chula Vista follows them. Dan distributed the City Council resolution that was previously requested. Dan responded by advising that our Fire Department has been working with the National Fire Protection standards and has crafted their Strategic Plan. He suggested that the GMOC invite the Fire Dept. to present both standards relative to the current standards and the pros and cons about whether those should be a part of our thresholds, also these standards are to be used in the crafting of the Fire Department’s Master Plan, due out in the next few months.

Dan also informed the commissioners that the comment on “fiscal” from the questionnaire was discussed at his meeting with the Director of Finance, who informed him that the question used to be answered and that they would provide a response.

In regards to additions to the questionnaire the commissioners discussed

- the issue of paramedics on emergency calls and
- the current standard for drainage
- the state of the City’s drainage with regard to the recent rains.
- whether the schools are committed to smaller campuses and vertical construction on the west side of the City

7. OTHER ISSUES

Commissioner Krogh requested that this Commission officially enquire on spending of money collected by the City to ensure keeping within the State laws of utilization in regard to interim funding for SR-125. Dan Forster stated that the Finance Director is presently preparing a report on this topic and the commissioners will be sent a copy.

8. NEXT MEETING – NOVEMBER 18, 2004

Dan informed the group that this date conflicts with the Ad Hoc Committee of which Commissioner O’Neill is a member and other commissioners attend for their information, so the next meeting should be December 9th at which Laurie Madigan from Community Development will address the Commission.

The Chairman indicated that he and Dan would finalize this questionnaire.

9. ADJOURNMENT

Chairman Nordstrom called the meeting adjourned at 8:00 p.m.

Rabbia Phillip
Secretary

Daniel Forster
Growth Management Coordinator